

**PROTECTED LANDMARK DESIGNATION REPORT****LANDMARK/SITE NAME:** The Gloger-Aguilar House**AGENDA ITEM:** B.1**OWNERS:** Frank G. Aguilar**HPO FILE NO.:** 19PL168**APPLICANT:** SAME AS OWNER**DATE ACCEPTED:** JAN-25-2019**LOCATION:** 115 Marie Street, Houston, Texas, 77009 – Historic Near Northside**HAHC HEARING:** MAR-21-2019**SITE INFORMATION:** Lot 34, Block 54, A.C. Allen Addition, City of Houston, Harris County, Texas

The site includes a one-story wood frame single-family residence.

**TYPE OF APPROVAL REQUESTED:** Protected Landmark Designation**HISTORY AND SIGNIFICANCE SUMMARY**

The Gloger-Aguilar House is a c. 1902 one-story frame, vernacular Victorian house with Queen Anne-style detailing located in the section of Houston's historic Fifth Ward that came to be known as the Near Northside. The house is one of the oldest residential properties in Near Northside. It is typical of the small working-class houses found not only in the Fifth Ward, but also in Houston's historic First and Sixth wards. There have been two owners of the property; the Gloger family and Frank G. Aguilar, the second owner since 1988. Mr. Aguilar is seeking a City of Houston Protected Landmark designation for the property. The property meets criteria 1, 4 and 5 for Landmark designation; 1, 2, and 3 for Protected Landmark Designation; and was constructed before 1905. The house is also a contributing building in the Near Northside National Register Historic District.

The development of Near Northside and the homes popular in the area are closely connected to the importance of railroads in Houston's early history. In the late 1800s, many of the Near Northside's residents were railroad workers. By the turn of the 20<sup>th</sup> century, the Southern Pacific Railroad shops were said to be the largest in the Southwest, employing some 5,000 workers and contributing greatly to the growth of the Fifth Ward. The recognizable wood trim detailing commonly seen in the neighborhood were relatively cost-effective to produce in factories and became easier for working-class families to access due to the railroad system.

Many early residents were immigrants of Irish, Italian and German descent. After World War II, the neighborhood became predominantly Hispanic, and still is today. The ownership history of this house reflects the shift in demographics that occurred in Near Northside. The first owner was Anton Gloger, an Austrian immigrant who came to the United States around 1892 and worked in the local breweries. The house passed on to his son Ernest, who worked for the Southern Pacific Railroad, as well as for other industrial businesses like the Curtin Mill Supply Company and Airco Gas Products Company. The home stayed in the Gloger family until Frank Aguilar purchased the property in 1988.

Near Northside has fortunately retained some of the Victorian-era houses and cottages built by its early residents, but many of these homes do not have City of Houston landmark designations. The Gloger-Aguilar House is an example of vernacular residential design with recognizable Queen Anne-style

detailing – such as decorative porch elements, patterned shingles, an asymmetrical façade and a partial-width porch. The Queen Anne-style was common from 1880-1900. The house is representative of much of the Near Northside’s historic housing stock, and its history reflects the neighborhood’s development and evolution over more than 100 years.

The Gloger-Aguilar House at 115 Marie Street, Meets Criteria 1, 4 and 5 for Landmark Designation and Criteria 1, 2, and 3 for Protected Landmark Designation

### **HISTORY AND SIGNIFICANCE**

#### *Near Northside*

Development in the Near Northside began in earnest after the Fifth Ward was formed in 1866 out of the sections of the First and Second wards north of Buffalo Bayou and east of White Oak Bayou. Houston’s wards were established as political districts, each represented by elected aldermen. When Houston adopted a commission form of government in 1905, the political life of the wards ended, yet their names continue to be used to describe geographic areas of the inner city. The area commonly called the Fifth Ward today lies east of Maury Street and US 59/I-69, while the area west of Maury Street – the historic Fifth Ward – is known as the Near Northside.

The plat for the earliest subdivision in the Near Northside, the Ryon Addition, was filed on November 17, 1862. Ryon’s boundaries were Maury Street on the east, Line Street on the south, Terry and Robertson streets on the west and Gaines Street on the north. The plat for the A.C. Allen Addition was filed shortly afterward, on December 30, 1862, and carved 65 blocks of varying sizes out of roughly 300 acres located north of Burnett Street. The A.C. Allen Addition ran north to Boundary Street, and from White Oak Bayou on the west to about Common Street on the east. The plat established several of the principal streets in today’s Near Northside, including North Main (originally called Montgomery Road), Hogan and Quitman.

Early residents of Houston’s Near Northside were working class; many were employed in the nearby railyards. Significant numbers of these early residents were Irish and German immigrants. With the decrease in rail traffic and growing suburban development, the area transitioned into a predominately Hispanic neighborhood, which it remains today.

The Near Northside contains one of Houston’s most significant concentrations of Victorian residential architecture. Most of the houses in the neighborhood were built between 1880 and 1910, with Queen Anne and Folk Victorian styles predominating. The area also includes a number of bungalows from the early 20th century, with a scattering of later ranch style houses and, increasingly, 21<sup>st</sup> century townhouses.

Preservation Texas named the Near Northside as part of their “Most Endangered Historic Places” list in 2005. The neighborhood continues to face redevelopment pressures. The portion of the neighborhood where this house is located has been named a National Register Historic District – west of North Main and north of Hogan Street.

## *A.C. Allen Addition*

The plat for the A.C. Allen Addition was filed by Charlotte Baldwin Allen (1805-1895) in 1862. Charlotte Allen was the wife of Augustus C. Allen (1806-1864), who along with his brother John Kirby Allen (1810-1838), founded the city of Houston in 1836 at the confluence of Buffalo and White Oak bayous.

Charlotte Baldwin was the daughter of Dr. Jonas Baldwin, founder and mayor of Baldwinsville, New York. She married Augustus Allen in May 1831 and followed her husband to Texas, as did other Allen and Baldwin family members. Charlotte and Augustus Allen separated in 1850; Augustus left Houston to conduct business and serve as a U.S. consul in Mexico. Augustus Allen signed over to Charlotte the bulk of his Houston businesses and properties, including unsold land he held in and around the city. In December 1862, Charlotte platted about 300 acres of that property as the A.C. Allen Addition. Charlotte Allen died in Houston on August 3, 1895, leaving an estate worth \$51,867.

## *Railroad Development*

Construction began on Houston's first railroad, the Houston and Texas Central, in 1853. Within a few years, a number of other railroads were building lines toward the city, and in 1856 Houston was named the hub of Texas' rail network by order of the state legislature. In 1861, Texas had around 470 miles of track; three quarters of the network passed through Houston. By 1889, the amount of trackage statewide had increased to more than 8,440 miles. Shortly after the turn of the 20<sup>th</sup> century, 17 railroads operated in Houston. Many of the city's rail lines converged in the largely undeveloped area on the north side of Buffalo Bayou, opposite the business district and port, where the Southern Pacific Railroad built its expansive railyard and shops. The availability of jobs in the railyard spurred residential development in what is now the Near Northside, allowing railroad employees to live near their work.

By the early 20<sup>th</sup> century, Houston was calling itself the "Chicago of the South," a reference to its many rail connections. The 1903-04 Houston City Directory noted that, "Seventy-two passenger trains arrive and depart from Houston every 24 hours. Three times as many freight trains are operated in the city during the same time. No city south of St. Louis can show such a railway traffic as this." The city even adopted an official motto that referred to the rail lines: "Where Seventeen Railroads Meet the Sea." The combination of rail connections and the Port of Houston directly fueled the city's phenomenal 20<sup>th</sup> century growth.

## *Southern Pacific Transportation Company*

The Southern Pacific Transportation Company was founded as a land holding company in 1865 and later acquired the Central Pacific Railroad by lease. By 1900, the Southern Pacific had grown into a major railroad system that incorporated many smaller lines, including the Texas and New Orleans Railroad and Morgan's Louisiana and Texas Railroad. As a result, Southern Pacific routes extended from New Orleans through El Paso across New Mexico and Arizona to Los Angeles. The railroad also operated lines throughout most of California, including San Francisco and Sacramento, and ran lines north to Portland, Oregon.

The now-demolished Southern Pacific repair shops and railyard in Houston's Near Northside were said to be the largest in the Southwest, employing some 5,000 workers during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The company-owned Southern Pacific Hospital (1911, now Thomas Street Clinic) still stands in the Near Northside. The railroad also had a significant presence in Downtown Houston with regional offices in the Southern Pacific Building (1911, now Bayou Lofts) on Franklin at Travis.

## *Adolphus Busch and the Magnolia Brewery*

Adolphus Busch was born on July 10, 1839, in Kastel, Germany to Ulrich Busch and Barbara Pfeiffer Busch. He immigrated to the United States in 1857 and moved to St. Louis, Missouri early on where he worked as a clerk. He later began a brewery supply company and his career in the brewing business.

In 1864, Adolphus married Lilly Anheuser, the daughter of brewery entrepreneur Eberhard Anheuser, and began working for his father-in-law as a beer salesman. He became a full partner and bought half-ownership of E. Anheuser and Co. in 1869. Shortly thereafter, Adolphus and a close colleague created a new lager beer that would become a national bestseller – Budweiser. The brewery was renamed Anheuser-Busch, and Adolphus became the president in 1880 after his father-in-law died. Busch is also credited with pioneering the pasteurization process in beer bottling.

While Houston's Anheuser-Busch brewery did not open until 1966, Adolphus was involved with breweries in the area. He owned two significant Houston breweries on Buffalo Bayou in the early 20<sup>th</sup> century – the Houston Ice House and Brewery and American Brewing. The Houston Ice House and Brewery became known as the Magnolia Brewery for the popular Magnolia brand beer that was produced there.

The Magnolia Brewery was a force in beer production during its heyday. According to the *Houston Chronicle*, the company “brewed 200,000 barrels of beer annually” by 1903. The taproom and café, today's Magnolia Ballroom, opened in 1912, designed by Houston architectural firm H.C. Cooke and Co.

After Prohibition, the ballroom building housed executive offices and a café, but was vacant for some time before it was bought by well-known historic preservationist and architect Bart Truxillo in 1967. The building dates to the 1880s and is still standing after four floods. The Magnolia Ballroom is listed on the National Register of Historic Places, is a Texas State Landmark and a City of Houston Protected Landmark.

Magnolia Brewery and American Brewing were significant employers of Near Northside residents. Anton Gloger, the first owner of 115 Marie Street, worked at both Magnolia Brewery and American Brewing.

## *115 Marie Street History*

Harris County Tax Records show that the Gloger family were the first owners of 115 Marie Street – specifically, the head of the house Anton Gloger, Sr. The deed records, dated 1902, reveal that the Glogers owned several properties on the street including, “lots four, five and six in block number fifty-four in the Allen Addition.”

While the Harris County Appraisal District lists 1892 as the construction date for 115 Marie, several documents, including Anton Gloger’s deed to the property, indicated a later date. Houston city directories first show Anton Gloger’s residence on Marie Street in 1905-1906. The house was originally numbered 2107 Marie; according to Houston city directories and the 1907 Sanborn Fire Insurance Maps addresses on Marie Street were renumbered around 1908 and again before 1915. Reassigning street numbers was a common practice as Houston developed rapidly around the turn of the 20<sup>th</sup> century.

The head of house, Anton Gloger, was born in Austria on February 25, 1863 and immigrated to the United States around 1892. Anton first appears in the 1894-1895 Houston City Directory residing at 2105 Fletcher. He moved around within the area for a few years, as indicated by the city directories. His occupation was primarily as a brewery worker and brewer for American Brewing and Magnolia Brewery. Anna (also listed as Annie) Proebstle married Anton in Houston on February 21, 1895. They had three children – Anton Charles (born August 13, 1896), Ernest Joseph (born March 3, 1905) and Frederick Wilhelm (born January 23, 1910). Anna died in 1913 and Anton died on February 16, 1948.

Anton’s children inherited the property. Harris County Appraisal District show his son Ernest as the owner of 111 and 115 Marie. City directories and census records indicate that his brother Fredrick, an elevator operator, lived nearby at 205 Marie with his wife Stella. Anton Charles, a painter, had moved out of Houston and was living in Corpus Christi with his wife Leona and their children.

Ernest and his wife Lois show up in the directories as residing at 111 and 115 Marie Street. Ernest held a variety of jobs. In 1922, he was a car apprentice for Southern Pacific Shops. He was also a driver for Curtin Mill Supply Company, shipper for Airco Gas Products Company, an insurance agent and a meter reader among other positions.

Lois was born September 5, 1901 to Jacob Funk and Ada (Ida) Waegner. She was a stenographer and an accountant at a doctor’s office. Lois died January 8, 1970 and Ernest passed away April 10, 1988. He was buried at Holy Cross Cemetery, where most of his immediate family was also laid to rest. The property passed on to his great nieces JoAnn Charba and Gail Golla (née Schoenfeld).

Frank Aguilar rented 115 Marie for a number of years before purchasing it in 1988 from Ernest Gloger’s great nieces. When Mr. Aguilar purchased the house, it was in disrepair; he took care to not disturb the historic characteristics of the home and has gone to great lengths to keep the integrity of the house intact. Mr. Aguilar is well-known in the Near Northside neighborhood, and participates in several community programs. He is active in the Northside GO Neighborhoods program, and specifically works with GO Safety, Culture, Sabor del Northside Planning Committee, and is on the Neighborhood Steering Committee. Additionally, he is associated with Avenue CDC, and works with BOND (Blocks Organized

for Neighborhood Defense). He also has a personal interest in historic preservation. According to the GO Neighborhoods Northside website, “Historic preservation is important to Mr. Aguilar because history tells the next generation that they also need to preserve or all will be lost.”

His efforts to preserve Near Northside can be seen in his work with the GO Culture Team to pass Chapter 42 of the Code of Ordinances minimum lot size requirements to prevent subdivision of single-family lots for townhouse development. Mr. Aguilar is invested in preserving the historic fabric of Near Northside, as well as keeping long-term residents in the neighborhood.

## **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:**

### *ARCHITECTURAL STYLE*

The house at 115 Marie Street is a one-story frame vernacular Victorian home with Queen Anne-style detailing. It has a lower cross gable roof with boxed eaves. The roof is covered in asphalt shingles. The house sits on a pier and beam foundation with a lattice skirt. Based on the Sanborn Fire Insurance Maps, the house was originally T-shaped.

The asymmetrical front façade contains two bays and faces southeast on Marie Street. There is a partial-width, half-hipped, screened porch in the first (left) bay, with Folk Victorian detailing that includes a Chinese Chippendale balustrade and frieze. The porch contains decorative brackets and turned posts. Towards the right-most portion of the first bay, there is a screened door with a wood frame. Behind the screen, there are two 2-over-2 sash windows and a wooden door, half of which contains frosted panes. There is an original transom above the door.

The second (right) bay contains two 2-over-2 sash windows under screens that each have simple ledge moldings above and below the windows. Both windows have decorative shutters. The second bay also contains a front-facing gable with a Victorian-style gable ornament, and fish-scale shingles. In the gable, there is a sealed vent opening framed by simple ledge moldings.

The southwest (left) side of the house is three bays wide. The first (left) bay contains a shed roof frame addition with a screen porch that has a screened door under a shed roof canopy.

The second (central) bay contains one 2-over-2 sash window with a simple ledge molding above and below the window, and decorative shutters. Above the window, there is a gable with boxed eaves that contains a Victorian-style gable ornament, fish-scale shingles, and a sealed vent opening framed by simple ledge moldings.

The third (right) bay shows part of the enclosed front porch with a half-hipped roof and a Chinese Chippendale balustrade and frieze. There is a screened side entry door with a wood frame, decorative brackets on either side, and a turned post on the right side.

There is another building on the property, which is a one-story frame garage apartment on the southwest (left) side of the house that has a gabled roof and two entry doors.



*RESTORATION HISTORY*

Mr. Aguilar has taken great care to maintain the home's historic fabric. The front door was taken from the property around the time of the sale. Mr. Aguilar replaced it with a wooden door that contained frosted panes in order to match the style of the door to the original. The house already contained screens, however, they were not in good condition. The owner fixed and replaced the screens as needed and added a screened door on the front and left side of the porch. All of the original 2-over-2 sash windows of the house remain intact.

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*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by the Historic Preservation Office, Planning and Development Department, City of Houston.*



## APPROVAL CRITERIA FOR LANDMARK DESIGNATION

### Sec. 33-224. Criteria for designation

(a) The HAHC, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
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<b>AND</b>				
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## Sec. 33-229. Criteria for protected landmark designation

S	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(1) Meets at least three of the criteria for designation in section 33-224 of this Code;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(2) Was constructed more than 100 years before application for designation was received by the director;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(3) Is listed individually or as a contributing structure in an historic district on the National Register of Historic Places; or		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(4) Is recognized by the State of Texas as a Recorded State Historical Landmark.		

### STAFF RECOMMENDATION

Staff recommends that the Houston Archaeological and Historical Commission recommend to City Council the Landmark Designation of The Gloger-Aguilar House at 115 Marie Street, Houston, Texas, 77009 – Historic Near Northside

### HAHC RECOMMENDATION

The Houston Archaeological and Historical Commission recommends to City Council the Landmark Designation of The Gloger-Aguilar House at 115 Marie Street, Houston, Texas, 77009 – Historic Near Northside

## EXHIBIT A

### PHOTO

THE GLOGER-AGUILAR HOUSE  
115 MARIE STREET, HOUSTON, TEXAS









THE GLOGER-AGUILAR HOUSE  
115 MARIE STREET, HOUSTON, TEXAS



## EXHIBIT C SANBORN FIRE INSURANCE MAPS

THE GLOGER-AGUILAR HOUSE  
115 MARIE STREET, HOUSTON, TEXAS

